

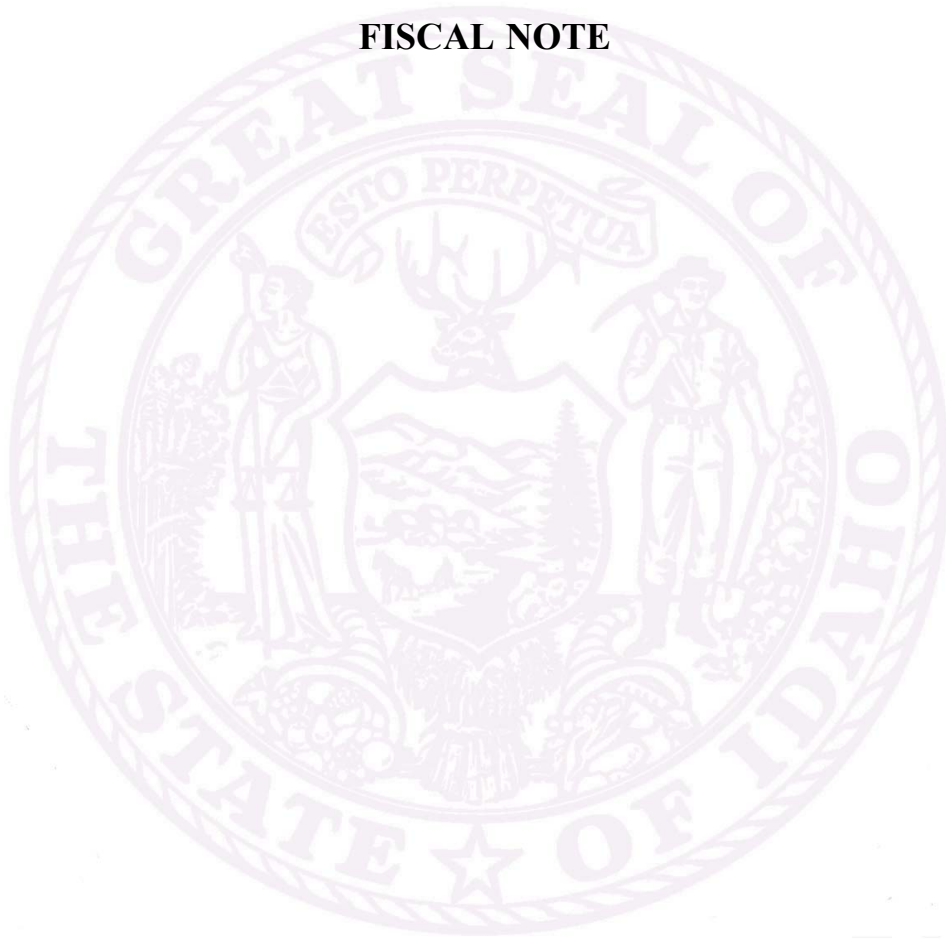
STATEMENT OF PURPOSE

RS22743C1

Currently Home Owners Associations enforce covenants and restrictions in subdivisions by fining individual home owners for violations of such covenants and restrictions. Frequently, these fines are levied despite home owner attempts to comply with the covenants, and without any process other than a letter informing the home owner that they will be fined. The fines are then enforced through liens on the home owners real property. This bill puts reasonable requirements in place that protect the home owner from arbitrary and capricious actions by the home owners association and provides a set of standards that courts can use if there is a dispute regarding the validity of the fine in a subsequent lien foreclosure action.

FISCAL NOTE

None



Contact:

Senator Jim Rice
(208) 332-1423